

089.0

0003

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

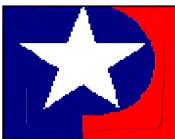
ARLINGTON

Total Card / Total Parcel

1,144,000 / 1,144,000

USE VALUE: 1,144,000 / 1,144,000

ASSESSED: 1,144,000 / 1,144,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
140		BRATTLE ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10939.000	620,300			523,700	1,144,000		
Total Card		0.251	620,300	523,700		1,144,000	Entered Lot Size		
Total Parcel		0.251	620,300	523,700		1,144,000	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 477.70		/Parcel: 477.70	Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: CLOKE RICHARD J	
Owner 2: DE CLOKE CINZIA SIMONIS	
Owner 3:	
Street 1: 19800 VALLCO PKWY #449	
Street 2:	
Twn/City: CUPERTINO	
St/Prov: CA	Cntry
Postal: 95014	Type:

PREVIOUS OWNER

Owner 1: CALLAHAN LAURIE/TRUSTEE -	
Owner 2: BRATTLE ST TRUST -	
Street 1: 140 BRATTLE STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10939	Sq. Ft.	Site			0	70.	0.685										523,721						523,700	

Total AC/HA: 0.25112

Total SF/SM: 10939

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 523,721

Spl Credit

Total: 523,700

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good	FO= DBL SINK.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Very Good	
A HBth:		Rating:	
OthrFix:	1	Rating: Very Good	

RESIDENTIAL GRID

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Very Good
WSFlue:	1	Rating: Average

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	4	

GENERAL INFORMATION

Grade:	B - Good (-)
Year Blt:	2004
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	Yes
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: VG - Very Good

1.4 %

Functional:

Economic:

Special:

Override:

Total:

1.4 %

CALC SUMMARY

Basic \$ / SQ:

130.00

Size Adj.:

1.13120985

Const Adj.:

0.99732524

Adj \$ / SQ:

146.664

Other Features:

127219

Grade Factor:

1.21

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

629083

Depreciation:

8807

Depreciated Total:

620276

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr:

177.46

Special Features:

0

Val/Su Net:

175.62

Final Total:

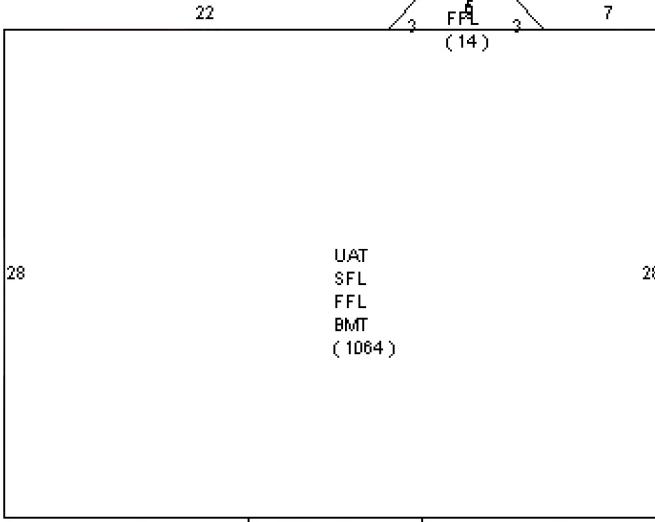
620300

Val/Su SzAd

284.28

COMMENTS

SKETCH



Sum Area By Label :
 SFL = 1084
 FFL = 1098
 BMT = 1084
 UAT = 1064

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

089.0-0003-0031.0

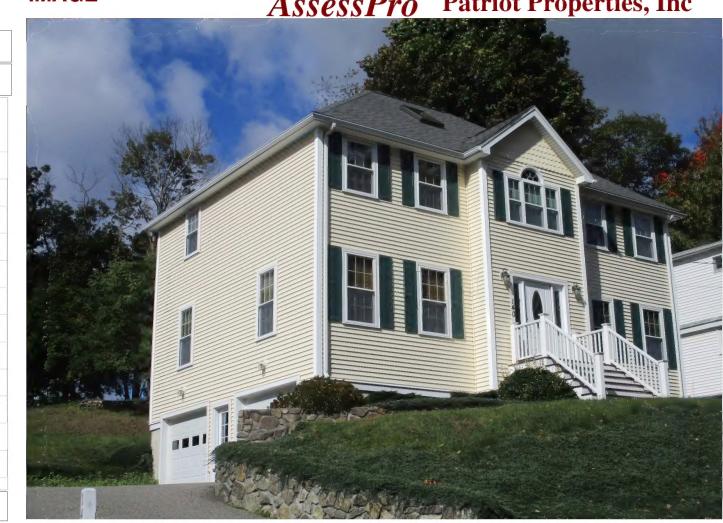
More: N

Total Yard Items: []

Total Special Features: []

Total: []

IMAGE



AssessPro Patriot Properties, Inc